

Clarksburg Town Center Development District: Roads -- No. 500423

Category
Agency
Planning Area
Relocation Impact

Transportation
Public Works & Transportation
Clarksburg
None.

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

January 10, 2004
7-39(04 App)
YES

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	9,521	0	4,521	5,000	5,000	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other											
Total	9,521	0	4,521	5,000	5,000	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Development District	9,521	0	4,521	5,000	5,000	0	0	0	0	0	0
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ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project provides for acquisition of completed road improvements in the Clarksburg Town Center Development District that will be constructed by the developer and subsequently acquired by the County. Four road projects are to be acquired upon substantial completion by the developer: 1) Stringtown Road between Piedmont Road and MD 355 - two lanes will be constructed with dedicated right of way for an ultimate four-lane roadway. The ultimate four lanes will be provided in an 800-foot "gap" between adjacent developments on the south side of Stringtown Road, 2) MD 355 - vertical realignment of a 600-foot segment south of Stringtown Road to improve safety and visibility, 3) Piedmont Road will be constructed from Stringtown Road to Clarksburg Road as a two-lane road, 4) Clarksburg Road - the two-lane roadway will be widened to include turning lanes between MD 355 and Piedmont Road.

Any funds remaining from the total available development district funds would be applied to these improvements: 1) Town Center - new streets to provide circulation, on-street parking, and access to the planned retail center; Overlook Park Road, from Clarksburg Road to Stringtown Road, and Clarksburg Square Road from the current end of Redgrave Place to Overlook Park Road. 2) MD 355 at MD 121 in the Clarksburg Historic District - turn lanes will be added to improve intersection capacity. All improvements are in accordance with the Master Plan and will include streetlighting, street trees, sidewalks and/or paved bike paths.

Service Area

Clarksburg Policy Area.

JUSTIFICATION

Improvements are required as a condition of development approval.

Plans and Studies

Clarksburg Master Plan and Hyattstown Special Study Area 1994, and County Executive's Fiscal Report, Clarksburg Town Center Development District, October 17, 2002.

Cost Change

Not applicable.

STATUS

Various stages ranging from design, final design, and construction.

OTHER

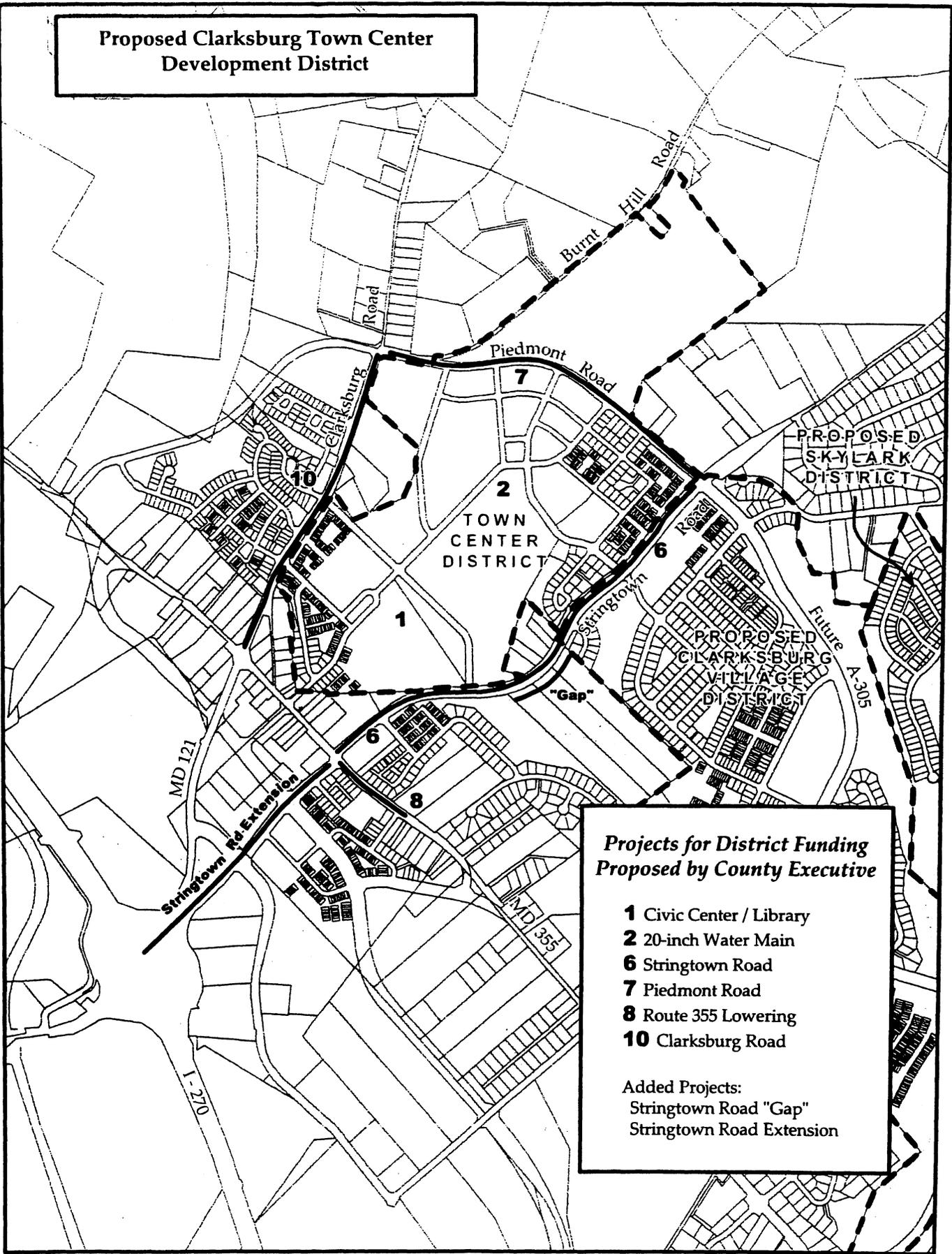
An Implementation Agreement between the County and the developer will set forth the conditions for disbursement of funds after inspection and acceptance by the County of substantially completed improvements. Amounts shown are the maximum that will be disbursed from development district funds for the improvements described.

FISCAL NOTE

The bonds to be issued for the district will be secured by, and the debt service on the bonds is to be paid from, the revenues of the special taxing district. The revenues of the special taxing district will primarily consist of an ad valorem tax on property within the district and a benefit assessment on undeveloped property.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																																																									
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**Proposed Clarksburg Town Center
Development District**



**Projects for District Funding
Proposed by County Executive**

- 1** Civic Center / Library
- 2** 20-inch Water Main
- 6** Stringtown Road
- 7** Piedmont Road
- 8** Route 355 Lowering
- 10** Clarksburg Road

Added Projects:
Stringtown Road "Gap"
Stringtown Road Extension